

REDEVELOPMENT AGENCY SYNOPSIS

JANUARY 8, 2008

PETE CONSTANT
FORREST WILLIAMS
SAM LICCARDO
KANSEN CHU
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

CHUCK REED – CHAIR

PIERLUIGI OLIVERIO
MADISON P. NGUYEN
DAVID D. CORTESE
JUDY CHIRCO
NANCY PYLE

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT 10

Call to Order and Roll Call

4:09 p.m. - Regular Session, Council Chambers, City Hall

Absent: Board members – Constant (Excused)

- Open Forum
- Closed Session Report
None.
- Orders of the Day
The Orders of the Day were approved.

1 CEREMONIAL ITEMS

None

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes.

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 23, 2007
- (b) Regular meeting of November 6, 2007
- (c) Regular meeting of November 20, 2007

Approved.

2.2 Report of the Rules and Open Government Committee – December 5, 2007.

Chair Reed, Chairperson

- (a) Review December 11, 2007, Final Agenda
- (b) Review December 18, 2007 Draft Agenda.
- (c) Assign “Time Certain” for convening Redevelopment Agency Agenda.

Approved.

2.3 Report of the Rules and Open Government Committee – December 12, 2007.

Chair Reed, Chairperson

- (a) Review December 18, 2007, Final Agenda
- (b) Review December 25, 2007 Draft Agenda; Meeting cancelled.

Approved.

2. CONSENT CALENDAR

2.4 Approval of an amendment to the agreement with Earth Tech for groundwater monitoring of the Japantown Corporation Yard.

Recommendation: Approval of the third amendment to the agreement with Earth Tech, in the amount of \$48,800 for a total contract amount of \$287,929, for environmental testing, assessment and groundwater monitoring on City-owned property known as the Japantown Corporation Yard, generally bounded by 6th, 7th, Jackson, and Taylor Streets. CEQA: Resolution No. 64990, and addenda thereto PP07-224. [JAPANTOWN]

Approved.

3 GENERAL

4 NEIGHBORHOOD IMPROVEMENT STRATEGIES

5 HOUSING

6 PUBLIC FACILITIES AND SPACES

6.1 Acceptance of a grant from the Packard Humanities Institute for miscellaneous improvements for the California Theatre project and related budget actions.

Recommendations:

- (a) Approval of an agreement for the ninth grant from the Packard Humanities Institute, in the amount of \$1,000,000, effectuating the Settlement Agreement between the Redevelopment Agency, Swinerton Builders and its subcontractors, for a total settlement of \$2,970,000; and,

Approved.

(Item continued on the next page)

6 PUBLIC FACILITIES AND SPACES

(Cont'd)

- 6.1** (b) Adoption of a resolution amending the FY 2007-2008 Revenue Resolution to add \$1,000,000 from Packard Humanities Institute; amending the FY 2007-2008 Adopted Capital Budget to add \$1,000,000 to the California Theatre project line in the Market-Gateway Redevelopment Area and to re-allocate \$2,000,000 from the Litigation Services/Reserves project line in the Merged Redevelopment Area to the California Theatre project line in the Market-Gateway Redevelopment Area; and amending the FY 2007-2008 Agency appropriations resolution.

Agency Resolution No. 5804 adopted.

CEQA: Resolution No. 68839, Final SEIR "Downtown Strategy Plan", adopted April 27, 1999. File Number HP00-02-004 & RCP00-02-001. [MARKET GATEWAY]

- 6.2** **Actions related to a Caltrans Community-Based Transportation Planning Grant Agreement.**

Recommendations: Adoption of a resolution authorizing the Executive Director to apply for a Caltrans Community-Based Transportation Planning Grant, in the amount of \$250,000, for The Alameda/State Highway 82 study of future improvements for that corridor and authorizing the Executive Director to enter into the Grant Agreement with Caltrans if it is awarded. CEQA: Exempt, File No. PP07- 276. [THE ALAMEDA]

Agency Resolution No. 5805 adopted.

7 PRIVATE DEVELOPMENT

- 7.1** **Approval of agreement with PharmaBioSource California, Inc., to evaluate the feasibility of a contract bio-manufacturing facility.**

Recommendation: Approval of an agreement with PharmaBioSource California, Inc., in the amount of \$200,000, to evaluate the feasibility of locating a contract bio-manufacturing facility in the Edenvale Redevelopment Project Area. CEQA: Exempt. File No. PP07-189. [EDENVALE]

Approved.

7 PRIVATE DEVELOPMENT

7.2 Direction to the Executive Director to work with the San Jose Retired Firefighters on potential reuse of the former Fire Station #1 site.

Recommendations: Adoption of a resolution by the Agency Board directing the Executive Director to provide until June 24, 2008, for the San Jose Retired Fire Fighters to submit a comprehensive feasibility plan and raise funds in an effort to acquire the former Fire Station #1, Agency-owned property located at the northwest corner of Market and Saint James Streets, for the purpose of developing a fire museum. CEQA: Not a project. [JULIAN-STOCKTON] (Deferred 12/11/07, Item 7.2)

Agency Resolution No. 5806 adopted.

7.3 Approval of amendments to consulting agreements for the proposed San Jose Electronic Transportation Development Center.

Recommendations:

(a) Approval of the first amendment to the agreement with the San Jose State University Foundation, in the amount of \$62,428 for a total amount not to exceed \$107,428, for the services of its Environmental Business Cluster for the planning of a proposed San Jose Electronic Transportation Development Center in a Redevelopment Project Area; and,

Approved.

(b) Approval of the first amendment to the agreement with Synergy EV, Inc., in the amount of \$75,000 for a total amount not to exceed \$260,000, to provide technical assistance for the planning of a proposed San Jose Electronic Transportation Development Center in a Redevelopment Project Area.

Approved.

CEQA: Not a project. [MERGED]

8 JOINT REDEVELOPMENT AGENCY/COUNCIL

No Redevelopment-related actions were discussed on the City Council agenda today.

The City Council convened at 4:29 p.m. to consider Item 8.1 in a Joint Session.

8.1 Approval of an ordinance amending the Alum Rock Avenue Redevelopment Project Area Plan and related budget action.

Recommendation: City and Redevelopment Agency actions related to the adoption of the Alum Rock Avenue Redevelopment Plan Amendment:

(a) City Council approval of an ordinance amending the Alum Rock Avenue Redevelopment Plan to approve the inclusion of Fire Station #2 as a specific project in the Alum Rock Avenue Redevelopment Plan; and,

Ordinance No. 28228 adopted.

(b) Adoption of a resolution by the Redevelopment Agency Board approving a shift of \$2,700,000 from the Adopted FY 2008-09 Capital Improvement Program to the FY 2007-08 Adopted Capital Budget for the Alum Rock Fire Station #2 project line in the Neighborhood Business Investment Program Redevelopment Area, and amending the FY 2007-08 appropriations resolution.

Agency Resolution No. 5807 adopted.

CEQA: Exempt. File No. PP05-220 [ALUM ROCK]

The City Council portion of the meeting adjourned at 4:30 p.m.

- **Adjournment**

The Redevelopment Agency Board adjourned at 4:30 p.m.